



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

June 25, 2008

Honorable Board of Supervisors
County of Los Angeles
Kenneth Hahn Hall of Administration, Room 383
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**LOCAL PLAN AMENDMENT CASE NO. 2006-00006-(2)
ZONE CHANGE CASE NO. 2006-00007-(2)
CONDITIONAL USE PERMIT CASE NO. 2006-00158-(2)
VESTING TENTATIVE TRACT MAP NO. 067377**

**PETITIONER: JIM GREEN / SOUTH COAST COMMUNITIES
1535 WEST 120TH STREET, LOS ANGELES, CA 90047
WEST ATHENS-WESTMONT ZONED DISTRICT
SECOND SUPERVISORIAL DISTRICT (3-VOTE)**

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING:

1. Consider the Negative Declaration for Local Plan Amendment Case No. 2006-00006-(2), Zone Change Case No. 2006-00007-(2), Conditional Use Permit Case No. 2006-00158-(2) and Vesting Tentative Tract Map No. 067377, together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment, find that the project does not have "no effect" on fish and wildlife services, find that the Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Negative Declaration.
2. Instruct County Counsel to prepare the necessary resolution documents to adopt Local Plan Amendment Case No. 2006-00006-(2) and Zone Change Case No. 2006-00007-(2), as recommended by the Regional Planning Commission.
3. Instruct County Counsel to prepare the necessary findings to affirm the Regional Planning Commission's approval of Conditional Use Permit Case No. 2006-00158-(2) and Vesting Tentative Tract Map No. 067377.

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PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

- Update the West Athens-Westmont Community Plan Land Use Policy Map to allow the property owner to develop the property with a residential condominium project that is compatible with the existing surrounding uses.
- Update the zoning on the subject property to allow the property owner to develop the property with a residential condominium project that is compatible with the existing surrounding uses and consistent with the West Athens-Westmont Community Plan.
- Approve conditions to ensure development of the subject property will be consistent with the goals and policies of the West Athens-Westmont Community Plan.

Implementation of Strategic Plan Goals

The local plan amendment, zone change, conditional use permit and vesting tentative tract map promote the County's vision for improving the quality of life in Los Angeles County. The project allows for the provision of one multi-family residential lot with 69 detached condominium units in a transitional area between unimproved property and single-family residences. The project also proposes a private park lot as well as individual private areas for each unit.

The proposed local plan amendment, zone change, conditional use permit and vesting tentative tract map promote the goal of fiscal responsibility as the proposed residential development will increase the County's revenue base and strengthen the County's fiscal capacity.

FISCAL IMPACT/FINANCING

Adoption of the proposed local plan amendment and zone change as well as approval of the conditional use permit and vesting tentative tract map should not result in any new significant costs to the County or to the Department of Regional Planning; no request for financing is being made.

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FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On December 19, 2007, the Regional Planning Commission ("Commission") conducted concurrent public hearings on Local Plan Amendment Case No. 2006-00006-(2), Zone Change Case No. 2006-00007-(2), Conditional Use Permit Case Nos. 2006-00158-(2) and Vesting Tentative Tract Map No. 067377. The requests before the Commission were: 1) local plan amendment from the existing RD 2.3 (Single-Family Residence-one to eight dwelling units per net acre) land use category to RD 3.1 (Two-Family Residence-eight to 17 dwelling units per net acre); 2) a zone change from R-1 (Single-Family Residential-5,000 Square Feet Minimum Required Lot Area) to RPD-5,000-10.0U (Residential Planned Development-5,000 Square Feet Minimum Required Lot Area-10 Dwelling Units per Net Acre); 3) a conditional use permit to allow a planned residential development in compliance with RPD provisions, including modification to building separation from 10 feet to seven feet, reduced rear yard setback for Unit 21 from 15 feet to five feet and permission for a six-foot high wall within front yard setback; and 4) a vesting tentative tract map to create one multi-family residential lot with 69 new detached condominium units and one private park lot.

The public hearing was continued to March 19, 2008 to allow the applicant time to meet with the opposition and discuss alternative zone changes that the community could as well as work with staff on revising zone change request, subdivision application and vesting tentative tract map.

During the March 19, 2008 public hearing, staff provided comments that the applicant had revised their original zone change request from R-2-DP (Two-Family Residence-5,000 Square Feet Minimum Required Lot Area-Development Program) to RPD-5,000-10 with the support of the community. The Commission stated their desire for the proposed six-foot high front yard wall to resemble elements of the homes and continued the public to May 7, 2008 to allow time for the applicant to revise the design of the proposed six-foot high block wall, add patio trees to the proposed earthen berm adjoining the proposed block wall, and directed staff to prepare draft resolutions for the proposed local plan amendment and zone change, and prepare draft findings and conditions for approval.

The Commission voted 4-0 at its May 7, 2008 (Modugno absent) meeting to recommend approval of the requested local plan amendment and zone change, and approve the vesting tentative tract map and conditional use permit with the Exhibit A as modified,

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including redesigned block wall details and additional landscaping as discussed.

Pursuant to subsection C of Section 21.56.010 and subsection B.2 of Section 22.60.230 of the Los Angeles County Code ("County Code"), the conditional use permit and vesting tentative tract map are deemed to be called for review/appealed by your Board and shall be considered concurrently with the recommended local plan amendment and zone change. A public hearing is required pursuant to Sections 22.16.200 and 22.60.240 of the County Code and Sections 65856 and 66452.5 of the Government Code. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061, 65090 and 65856 relating to notice of public hearing.

ENVIRONMENTAL DOCUMENTATION

An Initial Study was prepared for this project in compliance with the California Environmental Quality Act ("CEQA") (Public Resources Code Section 21000 et.seq.), the State CEQA Guidelines, and the environmental document reporting procedures and guidelines of the County of Los Angeles. The Initial Study identified that there are no potentially significant effects of the project. Based on the Initial Study and project revisions, a Negative Declaration has been prepared for this project.

IMPACT ON CURRENT SERVICES OR PROJECTS

Action on the proposed local plan amendment, zone change, conditional use permit and vesting tentative tract map is not anticipated to have a negative impact on current services.

Respectfully Submitted,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning



Sorin Alexanian, Acting Deputy Director
Current Planning Division

SA:SMT:rec